

NUMBERS 283, 285, 287 EAST MAIN STREET, WESTMINSTER

Situated on the north side of East Main Street (Md. Route 32) in Westminster, is this set of white-washed 2-bay brick rowhouses. Originally part of "Abraham Wampler's Tavern Lot", where the County's first tax commissioners met in 1837, the row houses were built in the mid-19th century as two separate structures. They have long since been united by brick infills and by a system of rear porches.

Despite their present dilapidated condition, the solidity of these century-old structures, and the care and effort with which they were designed and built, could be held up as models for the builders of today's low-cost housing. Stylistically, there is an agreeable proportion of solid to void, and a pleasant rhythm of doors and windows on the Main Street facade. Details - 3 course gauged flat arches over windows and doors, and principal door entablature - pilaster combinations - are simply but finely executed.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Numbers 283, 285, and 287 East Main Street

AND/OR COMMON

2 LOCATION

STREET & NUMBER

283-287 East Main Street (MD 32)

6

CITY, TOWN

Westminster

VICINITY OF

CONGRESSIONAL DISTRICT

Carroll

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES RESTRICTED☐ YES UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Philip J. Kemper

Telephone #: 848-8325

STREET & NUMBER

c/o Westminster Methodist Church

CITY, TOWN

Westminster

VICINITY OF

STATE, zip code

Maryland 21157

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 468

Folio #: 273

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CAR-343

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on the north side of East Main Street (MD. Route 32) halfway between Manchester Avenue, and Bishop Street in Westminster, is a set of white-washed brick row houses. These are numbers 283, 285 and 287 East Main Street. Originally two distinct blocks (#283 and 285 as one, 287 as the other), the three were joined together when the three foot wide alley between them was bricked in (definite seams are evident) and when a continuous flat roofed addition and porch were put over #283, 285, and the alley, which were joined to the rear of #287.

Numbers 283 and 285 are each 2 bay 2 story structures of 5 course common bond over a roughly coursed fieldstone foundation. Entrances are located at the western bay of #283, and at the eastern bay of #285. A plain flat-capped interior brick chimney rises between the two at the peak of the roof gable. Windows have simple enframing and white-painted wooden sills with three course gauged flat arches above them. The doorways possess rough but definite cornices and wide architraves supported by capitaless unfluted pilasters (engaged posts?). The roof, which has been covered with white asbestos shingles, projects about a foot from the wall and has been finished with simple eaves. The original 6/6 pane double-hung sash windows have all been replaced by aluminum and glass storm windows.

The east facade of the still-brick section of #283 (the section beneath the gable) is 2 bays wide. As on the main facade, placement is regularly on each floor, except that there is no southern second story window; this seems to have been true always in that no evidence of filling-in can be seen. In the gable is an unarched Palladian window. The gable has been covered with black asbestos shingles. There is a 2 story shed roof addition to #283 and 285 with a 2 story flat-roofed extension off that. Low fieldstone foundations support the shed-roof addition; the addition is made of weatherboard over which white asbestos shingles have been placed. Roof and window trim (each floor has 2 windows on the same sill separated by a slender mullion) are the same as in the brick sections except for the lack of arches. These windows, and the north second story window of the brick section, are the only windows to still possess their original 6/6 panes.

Number 287 is also 2 bays wide. The front section here is laid in common bond brick and is 2 stories deep. Beneath is also a coarsely laid fieldstone foundation. The brick that fills the former alley is also laid in common bond. Doors and windows are irregularly placed in the infill, but in #287, they mirror #283.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES	Mid 19th Century	BUILDER/ARCHITECT	Unknown
STATEMENT OF SIGNIFICANCE			

These buildings are significant architecturally and socially. They are among the few remaining examples in Westminster of low-income workers' housing. Their location makes it easy to assume that their early occupants might have worked at the nearby tanyard, or that they held an overflow from the Wampler Tavern. This is all conjecture.

The homes have apparently always attracted a rather raffish clientele (even today they rent by the week and generally to laborers and unskilled workers, much to the consternation of their neighbors).

Nevertheless, the solidity of these 100 year old brick structures and the care and effort with which they were designed and built should be held up as models to builders of today's low-cost housing. Stylistically, there is an agreeable proportion of solid to void, and the rhythm of doors and windows on the first floor seems intentional (prior to the filling in of the alley). Structurally, the finely executed arches over the windows and the front door entablature-pilaster effect show what can be accomplished at still low-cost.

Further, these three houses, even in their present disrepair are significant in the past and present streetscape of the town. Central Westminster is largely a product of the mid and late nineteenth century; these three buildings are fine examples of the vernacular small town architecture of that era.

The land now occupied by numbers 283, 285, and 287 East Main Street was long a part of the Abraham Wampler Tavern lot. The tavern, prominent in Westminster's history; the first tax commissioners met there in 1837 right after the county was founded (the excitement of the day, one supposes, merited adjourning to the tavern). The executors of Abraham Wampler, (Will 2/231), sold "½ of lot 3 and all of lots 4 and 5", to four Stansbury brothers, Caleb, Isaac, Joseph, and William, (Deed 23/401, April 13, 1858). This lot was also known as "Wampler's Tavern Lot". (The Tavern itself has long since disappeared.) The price was \$2,400 for 1 acre, 2 rods, and 2 perches. There must have been a disagreement among the brothers, for on December 14, 1861, each sold his interest to William,

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Beginning at the northwest corner of the land described in 38/522, and thence South 55 degrees West 198 minutes to Main Street, then North 34½ degrees West 55 minutes, then North 55 degrees East 198 minutes, then South 34½ degrees East 55 minutes to the beginning. Being part of lot 3 as shown on the 1877 plat of Westminster.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Christopher Weeks, Consultant

September, 1976

ORGANIZATION

DATE

Westminster Historical Sites Survey

STREET & NUMBER

TELEPHONE

c/o City Hall - Public Works Department

CITY OR TOWN

STATE

Westminster

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

They also mirror #283 in placement and treatment, on the east (gable) front, except that here the gable has a small double-hung sash window. Perpendicular to and north of this section is a long gable-roofed addition made of white asbestos shingle over weatherboards. Between the simple stone foundation and the plain corniced eaves, each floor has 1 window (vertically aligned) at the extreme southern end. Again, all windows are modern aluminum and glass.

The semi-united north facade of all three buildings is an image jumbled in style and date. It is fairly clear that the rear of #283 is of a different period from that of #285 and 287 - not only is the window treatment different (both blocks have extremely simple enframingent), not only is the roof treatment different, and not only does #287 possess a foundation whereas #285 and 283 do not, but, an 1877 plat shows the rear of the #287 projecting far beyond that of either 285 or 283.

In plan, all 3 buildings form a U; there are 2-tier covered porches in the rear, behind tall posts with stick-railings which run along the rear of #285 (which does not have a later addition similar to #283) and which try to unite #287 and 283. The simple eave of the second story porch roof is an extension of that over 283's addition. We can probably surmise, because of the lack of foundation and roof treatment, that the porch and extension were built at the same time, later than the extension of #287.

(perhaps they were going to war?). William died March 18, 1884, (Will 5/517) and his executor, Joshua Herring sold our property to John Wagoner for \$1400 (Deed 68/393, February 13, 1888). Fourteen hundred dollars would have been a large price for a 9,900 square foot lot in 1888, unless there had been rentable buildings on it. It is, thus safe to assume that the brick sections were already standing, although they are not specifically mentioned until 1932.

On January 27, 1912, John Thomas Wagoner, heir of John, sold the lot to Columbus McClellan Wagoner (Deed 118/441). John had died on October 14, 1911, (Will 11/56). There was a Wagoner verses Wagoner equity case in 1932 (No. 6239, divorce?) and Hoff, Walsh, and Brown were appointed trustees to sell, which they did on May 18, 1932, (Deed 157/290), to George F. and Elizabeth A. Marker (\$2750). Wasting no time, on May 21, 1932, the Markers sold the lot to Orville J. Zepp and Ann M., his wife (157/291); no consideration is given. The Zepps sold, May 14, 1940, to Orville C. Zepp and his wife, Virige L. (Deed 172/565, I.R.S. stamps \$3.00). There is a metes and bounds description when the Carroll County National Bank foreclosed on the Zepps (Mortgage 240/142) and sold, on August 23, 1956, the lot to Wilbur E. and Nellie Zepp (his wife); the bank got \$8,000 for the place (Deed 279/79). The Zepps sold, on December 5, 1965, to Ernest H. Baker and Kathryn, his wife (Deed 299/71) who, on April 22, 1970, sold to the present owner, Philip J. Kemper and Lucille, his wife (Deed 468/273). A \$16,000 mortgage accompanies the deed.



CARR 343

~~283~~ 283-5-7 E. Main St
westmin, L

B. jaccade

9/74 c. weeks



CARR 343

203-5-7

~~203-5-7~~ E. Main St.

Westminster

9/76 C. weeks

N facade



CARR-343



CARR-343

CARR 373

283-5-7 E. Main St.

W. Main St.

W. Jacaranda

7/74 C. Weech



CARR-343